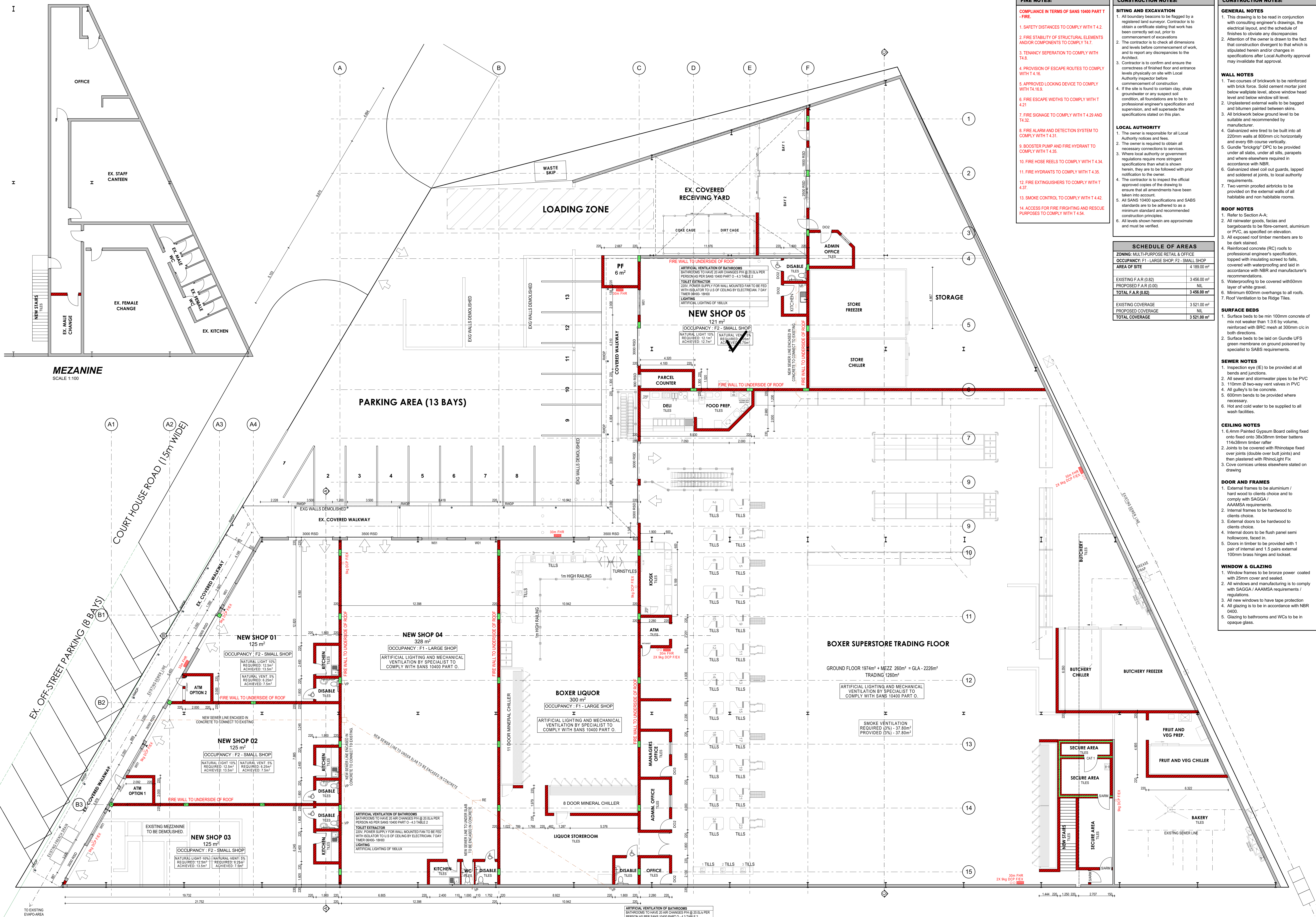




GROUND STOREY PLAN
SCALE 1:100

- FIRE NOTES:**
- COMPLIANCE IN TERMS OF SANS 10400 PART 1 - FIRE**
1. SAFETY DISTANCES TO COMPLY WITH T 4.2.
 2. FIRE STABILITY OF STRUCTURAL ELEMENTS AND/OR COMPONENTS TO COMPLY WITH T 4.7.
 3. TENANCY SEPERATION TO COMPLY WITH T 4.8.
 4. PROVISION OF ESCAPE ROUTES TO COMPLY WITH T 4.16.
 5. APPROVED LOCKING DEVICE TO COMPLY WITH T 4.18.8
 6. FIRE ESCAPE WIDTHS TO COMPLY WITH T 4.21
 7. FIRE SIGNAGE TO COMPLY WITH T 4.29 AND T 4.32.
 8. FIRE ALARM AND DETECTION SYSTEM TO COMPLY WITH T 4.31.
 9. BOOSTER PUMP AND FIRE HYDRANT TO COMPLY WITH T 4.35.
 10. FIRE HOSE REELS TO COMPLY WITH T 4.34.
 11. FIRE HYDRANTS TO COMPLY WITH T 4.35.
 12. FIRE EXTINGUISHERS TO COMPLY WITH T 4.37.
 13. SMOKE CONTROL TO COMPLY WITH T 4.42.
 14. ACCESS FOR FIRE FIGHTING AND RESCUE PURPOSES TO COMPLY WITH T 4.54.

- CONSTRUCTION NOTES:**
- SITING AND EXCAVATION**
1. All boundary beacons to be flagged by a registered land surveyor. Contractor is to obtain a certificate stating that work has been correctly set out, prior to commencement of excavations.
 2. The contractor is to check all dimensions and levels before commencement of work, and to report any discrepancies to the Architect.
 3. Contractor is to confirm and ensure the correctness of finished floor and entrance levels physically on site with Local Authority inspector before commencement of construction.
 4. If the site is found to contain clay, shale groundwater or any suspect soil condition, all foundations are to be to professional engineer's specification and supervision, and will supersede the specifications stated on this plan.
- LOCAL AUTHORITY**
1. The owner is responsible for all Local Authority notices and fees.
 2. The owner is required to obtain all necessary connections to services.
 3. Where local authority or government regulations require more stringent specifications than what is shown herein, they are to be followed with prior notification to the owner.
 4. The contractor is to inspect the official approved copies of the drawing to ensure that all amendments have been taken into account.
 5. All SANS 10400 specifications and SABS standards are to be adhered to as a minimum standard and recommended construction principles.
 6. All levels shown herein are approximate and must be verified.

- CONSTRUCTION NOTES:**
- GENERAL NOTES**
1. This drawing is to be read in conjunction with consulting engineer's drawings, the electrical layout, and the schedule of finishes to obviate any discrepancies.
 2. Attention of the owner is drawn to the fact that construction divergent to that which is stipulated herein and/or changes in specifications after Local Authority approval may invalidate that approval.
- WALL NOTES**
1. Two courses of brickwork to be reinforced with brick force. Solid cement mortar joint below wallplate level, above window head level and below window sill level.
 2. Unplastered external walls to be bagged and blumen painted between skins.
 3. All brickwork below ground level to be suitable and recommended by manufacturer.
 4. Galvanized wire tied to be built into all 220mm walls at 800mm c/c horizontally and every 6th course vertically.
 5. Gundle "brickgrip" DPC to be provided under all sills, under all sills, parapets and where elsewhere required in accordance with NBR.
 6. Galvanized steel coil guards, lapped and soldered at joints, to local authority requirements.
 7. Two vertical pointed airbricks to be provided on the external walls of all habitable and non habitable rooms.

- ROOF NOTES**
1. Refer to Section A-A.
 2. All rainwater goods, facias and bargeboards to be fibre-cement, aluminium or PVC, as specified on elevation.
 3. All exposed roof timber members are to be dark stained.
 4. Reinforced concrete (RC) roofs to professional engineer's specification, topped with insulating screed to falls, covered with waterproofing and laid in accordance with NBR and manufacturer's recommendations.
 5. Waterproofing to be covered with 50mm layer of white gravel.
 6. Minimum 800mm overhangs to all roofs.
 7. Roof Ventilation to be Ridge Tiles.

- SURFACE BEDS**
1. Surface beds to be min 100mm concrete of min not weaker than 1:2:6 by volume, reinforced with BRC mesh at 300mm c/c in both directions.
 2. Surface beds to be laid on Gundle UFS green membrane on ground poisoned by specialist to SABS requirements.

- SEWER NOTES**
1. Inspection eye (IE) to be provided at all bends and junctions.
 2. All sewer and stormwater pipes to be PVC.
 3. 110mm Ø two-way vent valves in PVC.
 4. All gulleys to be concrete.
 5. 600mm bends to be provided where necessary.
 6. Hot and cold water to be supplied to all wash facilities.

- CEILING NOTES**
1. 6.4mm Painted Gypsum Board ceiling fixed onto fixed onto 38x38mm timber battens 114x30mm timber rafter.
 2. Joints to be covered with Rhinotape fixed over joints (double over butt joints) and then plastered with Rhinolight Fix.
 3. Cove cornices unless elsewhere stated on drawing.

- DOOR AND FRAMES**
1. External frames to be aluminium / hard wood to clients choice and to comply with SAGGA / AAAMSA requirements.
 2. Internal frames to be hardwood to clients choice.
 3. External doors to be hardwood to clients choice.
 4. Internal doors to be flush panel semi hollowcore, faced in.
 5. Doors in timber to be provided with 1 pair of internal and 1.5 pairs external 100mm brass hinges and lockset.

- WINDOW & GLAZING**
1. Window frames to be bronze power coated with 25mm cover and sealed.
 2. All windows and manufacturing is to comply with SAGGA / AAAMSA requirements / regulations.
 3. All new windows to have tape protection.
 4. All glazing is to be in accordance with NBR 0400.
 5. Glazing to bathrooms and WCs to be in opaque glass.

SCHEDULE OF AREAS	
ZONING: MULTI-PURPOSE RETAIL & OFFICE	
OCCUPANCY: F1 - LARGE SHOP F2 - SMALL SHOP	
AREA OF SITE	4 189.00 m²
EXISTING F.A.R (0.00)	3 456.00 m²
PROPOSED F.A.R (0.82)	NIL
TOTAL F.A.R (0.82)	3 456.00 m²
EXISTING COVERAGE	3 321.00 m²
PROPOSED COVERAGE	NIL
TOTAL COVERAGE	3 321.00 m²

ISSUED FOR: INFORMATION ONLY

OCCUPANCY: F1 - LARGE SHOP; F2 - SMALL SHOP

OWNER: NEWFARM INVESTMENTS (PTY) LTD

PCA: MR OSMAN ADAM

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
SASHEN THUMBERAN
08 115 PM (Africa/Johnannesburg) on 21 Jun 2022

SACAP REG NO : PSAT 32422533

THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

PROJECT
PROPOSED RECONSTRUCTION AND ALTERATION TO EXISTING BUILDING AT 228 COURTHOUSE ROAD UMKHUMBI, CN FRF 241 (UMKHUMBI) FOR NEWFARM INVESTMENTS (PTY) LTD (POA) MR OSMAN ADAM

TITLE
FLOOR PLANS

JOB NO. JN19.06.24 DATE 9/3/2024 PHASE LA DRAWN ST

DRAWING NO. LA-103 REVISION NO. SCALE 1:100

consultant (architectural)

STARC

S.T. ARCHITECTURAL CONSULTING

076 562 6664 | sashen@starconsult.co.za